

\$1,260,000 - 87, 12107 Range Road 74, Rural Cypress County

MLS® #A2268918

\$1,260,000

5 Bedroom, 3.00 Bathroom, 1,855 sqft
Residential on 2.17 Acres

NONE, Rural Cypress County, Alberta

Welcome to the kind of lakefront lifestyle most people only dream about. Tucked along the peaceful shores of Klaudtâ€™s Dam and only 15 minutes from town, this 2.17-acre property isnâ€™t just a home â€“ itâ€™s a place where families grow, gather, and make memories all year long. From summer mornings spent on the water to winter evenings skating under prairie skies, this is a lifestyle that invites you to slow down, breathe deeper, and truly enjoy where you live.

At the center of it all is a beautiful custom bungalow that blends thoughtful design with timeless style. The main floor welcomes you with an open-concept layout that frames those incredible lake views from every angle. The kitchen is built for connection â€“ a large island for kids to perch at, quartz countertops, high-end appliances, and plenty of space to cook, gather, and celebrate!! Vaulted ceilings and a cozy fireplace make the living room the heart of the home, whether youâ€™re hosting friends or winding down after a day on the lake. Step out onto the covered deck to take in the calm water, the huge yard, and the simple joy of having nature as your backdrop. The primary suite feels like a private retreat with its own lake views, a spa-inspired ensuite, and a clever pass-through walk-in closet connected directly to the laundry room â€“ the kind of everyday convenience you wonâ€™t know how you lived without. Two more bedrooms



and a full bath round out the main floor. The fully finished lower level adds even more room for living and playing. A spacious family area, rec room, and a flexible space perfect for a gym, playroom, home office, or hobby room make it easy for everyone to have their own corner of the home. Two additional bedrooms (the flex space could become a 6th if needed) and another full bath create the ideal setup for kids, guests, or multigenerational living. And then there's the garage - oversized, heated, a dog run, hot & cold water, and built with both practicality and possibility in mind. Park multiple vehicles, set up a workshop, or store all the gear that comes with true acreage and lakefront living. With city water from West Side Water Co-Op and pressurized for irrigation, caring for the property is effortless. The expansive yard is ready for family barbecues, outdoor adventures, and long, relaxed evenings under the open prairie sky. And with the lake just steps away, every season brings something to look forward to - swimming, fishing, paddleboarding, skating, or simply sipping your morning coffee by the water. Whether you're searching for a full-time family home or a place to escape and reconnect, this lakefront acreage in this special community offers something rare: luxury that feels liveable, nature at your doorstep, and a lifestyle designed for connection, adventure, and joy. This home is in immaculate condition; all that is to do is move in and start enjoying!

Built in 2019

Essential Information

MLS® #	A2268918
Price	\$1,260,000
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	1,855
Acres	2.17
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bur
Status	Active

Community Information

Address	87, 12107 Range Road 74
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0K1Z0

Amenities

Parking Spaces	10
Parking	Additional Parking, Heated Garage, Oversized, 220 Volt Wiring, Front Drive, Garage Faces Front, Insulated, Other, RV Access/Parking, Triple Garage Attached
# of Garages	3
Is Waterfront	Yes
Waterfront	See Remarks, Waterfront

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Double Vanity, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full



Exterior

Exterior Features	Fire Pit, Garden, Other, Private Yard, Dog Run, Playground
Lot Description	Back Yard, Garden, Landscaped, Many Trees, Treed, Dog Run Fenced In, Gentle Sloping, Lake, See Remarks, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	3
Zoning	CR-1, Country Residential

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.